



Report sponsor: Paul Clarke, Head of Planning
Report author: Chloe Oswald, Conservation
Officer

Pre-application comments- Eagle Quarter Market and Bradshaw Way

Purpose

- 1.1 A summary of initial responses from Conservation and Heritage Advisory Committee Members was collated by the Chair following the public meeting on the 2nd and 3rd December 2022. This report is to enable further discussion and record these formally at the meeting.

Recommendation

- 2.1 That Members of Committee be given the opportunity to discuss and agree their pre-application response.

Reason

- 3.1 To record a collective CHAC Members pre-application response so it can be considered by the applicants.

Supporting information

- 4.1 A public meeting was held and CHAC are invited to look at the proposals and give their response. The documentation can be seen via the following link <https://www.derbyion.com/masterplan/#masterplan> and within Appendix 1. The applicant is keen to obtain feedback on these proposals at this pre-application stage. The forthcoming applications, within two outline applications, are expected in mid-January 2023.
- 4.2 An EIA screening opinion request for both sites have been submitted. These are 22/01902/EIA – Eagle Quarter Market/ Theatre - Screening Opinion request in respect of preliminary proposals for redevelopment of site to provide - 800-1000 residential dwellings, maximum GFA 99,000sqm, maximum height of 92 metres (up to 30 storeys) and 22/01901/EIA – Bradshaw retail park - Environmental Impact Assessment - Screening Opinion Request in respect of preliminary proposals for the redevelopment of the site to provide up to 400 residential dwellings, a maximum of GFA 47,000sqm, maximum height 61 metres (19 storeys). Proposed uses may include retail, leisure, office, community, and food/beverages. (Not yet confirmed).

- 4.3 Please see the details of informal initial comments of some CHAC Members on proposals in Appendix 2 to assist the discussion at the meeting.

Public/stakeholder engagement

- 5.1 None.

Other options

- 6.1 None.

Financial and value for money issues

- 7.1 None.

Legal implications

- 8.1 None.

Climate implications

- 9.1 None.

Other significant implications

- 10.1 None.

This report has been approved by the following people:

Role	Name	Date of sign-off
Legal Finance Service Director(s) Report sponsor Other(s)	Paul Clarke, Head of Planning	20/12/2022

Background papers: List of appendices:	Appendix 1 – Copy of public exhibition boards Appendix 2 - Draft initial CHAC individual member comments received.
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